

Memorandum

TO: Michael McLaughlin, City Manager
FROM: Jessica Bellah, Community Planner
VIA: Celia Craze, Director, Planning and Community Development
DATE: February 16, 2016
RE: Staff Review - Greenbelt Station South Core Phase 3, DSP-13045

The Maryland-National Capital Park and Planning Commission (M-NCPPC) has referred the Greenbelt Station South Core Phase Three (3) Detailed Site Plan (DSP-13045) to the City for review and comment. This case will be reviewed by the Planning Board and the hearing date was rescheduled from February 25, 2016 to March 10, 2016. M-NCPPC has requested the City provide its comments for inclusion in the technical staff report by February 18, 2016. Any comments received after February 18, 2016 will be presented at the Planning Board hearing.

In two memos dated February 4, 2016 and February 8, 2016, staff recommended approval of DSP-13045, Phase 3, Greenbelt Station South Core subject to forty-five (45) conditions. The applicant, Woodlawn Development Group (WDG), submitted response letters agreeing to incorporate thirty-five (35) of the conditions prior to plan certification. A letter indicating the preliminary agreement between the applicant and the City has been submitted for inclusion in M-NCPPC's technical staff report detailing the agreed to conditions.

Council discussed the remaining disputed comments at the Council meeting on February 8, 2016. Council requested staff and the applicant continue to work on and seek resolution to the remaining ten (10) conditions.

Staff recommends that the following previously recommended conditions be removed as conditions of approval:

- A. All units shall meet the 1,240 SF minimum lot size threshold as is the standard in Phase 1 and 2.

County planning staff has indicated that DSP-13045 is not subject to a minimum lot size requirement.

- B. Prior to issuance of the first building permit for Phase 3, the WMATA trail shall be bonded with the City at 100% of the cost specified in Exhibit H of the Development Agreement.

The Applicant has agreed that the shuttle service does not satisfy Condition 15 of the Greenbelt Station South Core Development Agreement between Woodlawn and the City of Greenbelt to construct a trail/boardwalk to provide bike and pedestrian connection to

the WMATA Metro Station. WDG will pursue construction of the trail as outlined in the Development Agreement.

Staff recommends approval of Phase 3, DSP – 13045 subject to the following conditions:

- 1) The City opposes the location of the pedestrian overpass as shown on the plan. Prior to approval of the DSP, the applicant shall revise the site plan to remove the pedestrian overpass from the plans in its entirety. The applicant shall seek to remove the CSP condition associated with the overpass.
- 2) Lot 116 (Parcel 1), if dedicated as public parkland, shall not be part of the home owners' association.
- 3) The noise barrier wall shall be constructed of a masonry material. Final design is subject to City approval.
- 4) Rear elevations for townhome units located west of Road A shall be raised to a higher architectural standard. Rear elevation windows will be enhanced with shutters to match front and side elevations of units. The builder shall provide for a variety of color options in vinyl siding.
- 5) Planting strips on both sides of Road A shall be adjusted to allow for at least four (4) feet of planted landscape buffer. Structured soil shall be utilized for all street tree plantings. Storm drain inlets will be appropriately sized to avoid placement within sidewalks.
- 6) The applicant shall construct a low ornamental fence delineating the front yards of homes on Greenbelt Station Parkway from the public realm. If the applicant demonstrates that no fencing is allowable within the platted Public Utilities Easement (PUE), hedge rows will be planted to serve this purpose. Design of the fence or hedges are subject to City of Greenbelt review and approval.
- 7) Building groups for Lots 1-6 and 7-12 shall be reduced from 6 units each to 5 units each to restore the green open space as originally presented in prior submissions.
- 8) In accordance with condition 18 and exhibit F. of the Development Agreement, funds to complete the Lot 116 as a dedicated public park will be made available at the time the 450th building permit is issued. After completion of the required one year marketing period and determination of feasibility for implementing neighborhood serving retail, the applicant shall work with the City to develop a design for the public park.